

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	9713	Agenda Number	20.
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Meeting Date:	10/6/2011	Department:	Planning and Development Review
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Subject

Approve an ordinance regarding a Managed Growth Agreement with New Corridor Development LP for the 27.85 acre tract located at 6701 N FM 620, known as the High Pointe Village, site plan SPC-2007-0466C(XT2).MGA.

Amount and Source of Funding

Fiscal Note

There is no anticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	George Zapalac, 974-2725; Sue Welch, 974-3294
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Section 25-1-540 (*Managed Growth Agreements*) of the Land Development City Code states that an applicant may request the City Council to enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which has special benefits in the public interest. The agreement may extend the expiration date for the project completion.

This action will authorize negotiation and execution of a Managed Growth Agreement with New Corridor Development LP for the High Pointe Village site plan, located at 6701 N FM 620, and consisting of 27.85 acres. The applicant's request will extend the site plan expiration date to September 16, 2021.

The applicant is proposing to construct two mixed-use buildings with a total of 37,795 sq. ft. of retail and 10,625 sq. ft. of restaurant uses, with parking and other associated related improvements. Staff has evaluated the proposal with respect to §25-1-540 and recommends approval of the Managed Growth Agreement because it meets the code requirements for large, long term projects. The applicant states financing and construction of the project has been delayed due to the condemnation process initiated by the City to obtain easements for the Jollyville water transmission

main, which transverses the tract.